

**PUBLIC NOTICE
CITY OF RYE**

PLEASE TAKE NOTICE that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on **Thursday, November 17, 2016. The deliberative session will begin at 7:00 PM, with the public meeting immediately following** on the applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye.

#16-47 3 HIX AVE., Dave & Betsy Biddle, Owners. (tax map 153-6-1-14) requesting a 22 ft. front yard variance, a 9.71 ft. rear yard variance, a 6.42 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Cols: 8, 11, 9) and a variance to increase the F.A.R. to 0.49, a 0.136 (38.8%) increase over the maximum permitted F.A.R. or a 765 sq. ft. increase over the maximum permitted square footage (Chapter 197, Article V, §197-43) to construct first & second floor additions and new garage.

#16-58 20 BULKLEY MANOR, Daniel Allen, Owner, (tax map 146-19-2-50), requesting a variance to increase the F.A.R. to 0.461, a 0.061 (15.1%) increase over the maximum permitted F.A.R. or a 0.041 (9.6%) increase over the maximum permitted F.A.R. authorized by the 2003 approved variance allowing an F.A.R. of 0.42, (Chapter 197, Article VIII, §197-86, Table A, Col. 5), a 15.1 ft. rear yard variance (Chapter 197, Article V, §197-66 and Article VIII §197-86, Table A, Col. 11), a 5.5 ft. side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a 4.5 ft. front yard setback variance (Chapter 197, Article V, §197-58) to construct a one-and-a-half-story detached garage.

#16-59 2 FLORENCE AVE., Florence Avenue Developers, LCC., Owner, (tax map 146-17-2-2) requesting a 1 foot 10 inch front yard variance, (Chapter 197, Article VIII, §197-86, Table A, Col. 8) to maintain recently constructed first & second floor cantilevered bump outs.

#16-60 92 HIX AVE., Brendan & Elizabeth Hartman, Owners, (tax map 153-6-2-63) requesting a variance to increase the F.A.R. to 0.348, a 0.048 (16.0%) increase over the maximum permitted F.A.R. (15.0% previously approved FD #16-48) or a 481 square foot total increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col. 5) to construct a second floor addition.

#16-61 13 EVERETT STREET, Tara Schwartzman, Owner, (tax map 153-7-3-27) requesting a variance to increase the F.A.R. to 0.522, a 0.072 (16.0%) increase over the maximum permitted F.A.R., (13.4% previously approved FD #16-42) or a 360 square foot increase over the maximum permitted square footage (Chapter 197, Article V, §197-43), a 1.0-ft side yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 9) and a 2.2-ft rear yard variance (Chapter 197, Article VIII, §197-86, Table A, Col. 11) to construct a second floor addition

Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.

Inspection of these properties will be made by Board members at various times between Saturday, November 12, 2016 and Thursday November 17, 2016.

Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date, time and agenda.

**Carolyn D'Andrea
Secretary, Board of Appeals
Dated: October 27, 2016**